

28 Winchcombe Street, Cheltenham, GL52 2LZ. Retail

Cheltenham

To Let

\$ 154.95m2 (1,667 ft2)





28 Winchcombe Street

Self-contained retail premises situated in the heart of Cheltenham Town Centre. Potential for a variety of uses, subject to the necessary consent being obtained.

Property	Size m2	Size ft2
Retail Sales Area	64.05	689
First floor	55.85	601
Lower ground floor	35.05	377
Total	154.95	1,667

Location

The property is situated in the heart of the town centre on the West side of Winchcombe Street just south of its junction with Albion Street in an area favoured by retailers including, TSB Bank, Halifax, William Hill, A Plan Insurance and a large number of independent retailers.

Description

The property comprises a 4 storey mid terraced retail premises of masonry construction with smooth rendered painted elevations and a full width glazed ground floor retail frontage abutting Winchcombe Street. Currently the windows within the premises are a mixture of single and double glazed windows.

The main roof is of pitch construction with slated coverings set back behind a front parapet wall. There is also a flat roof to the rear. Internally, the accommodation comprises a retail sales area which runs the full depth of the ground floor with a disabled WC located behind the staircase. The staircase is situated at the left hand side of the shop providing access to the first and lower ground floors.

Currently the first floor provides an open plan retail / storage area with a separate WC. The lower ground floor provides further storage space or could alternatively be used as a staff room.

Generally the property has emulsion painted plaster walls with suspended ceilings. LED lighting is installed throughout. The ground floor benefits from new laminate floors. I understand that electricity and water supplies are connected to the property.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £14,750.

FPC

An EPC is being prepared.





28 Winchcombe Street

Planning

The property has been used for general retail which falls within Class E (formerly Class A1) of the Use Classes Order 1987.

Terms

Available by way of a new lease for a term of years to be agreed.

Rent

£20,000 p.a. + VAT

Service Charge

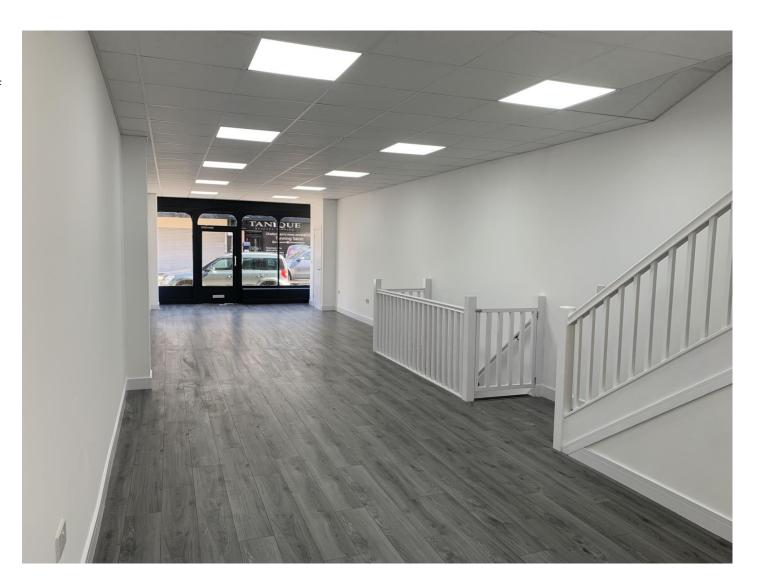
A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

Legal Cost

Each party to bear their own costs incurred in the transaction.





For further information or to request a viewing, please get in touch

Key contacts

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